THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

WRIT PETITION No.14092 of 2007

Dated 5th July 2007

Between:

Smt.Prabhala Venkata Subbalakshmi

... Petitioner

and

The Sub-Registrar,
Gopalapatnam, Visakhapatnam District.

... Respondents

THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

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O R D E R:

Petitioner states that she is the absolute owner and possessor of land admeasuring 273 sq.yards in Sy.No.31 of Cheemalapalli Village, Porlupalem Gram Panchayat, Pendurthy Mandal, Visakhapatnam District. It is stated that she intended to sell the said land and approached the respondent, along with the intending purchaser, for registration of the same in his favour. The grievance of the petitioner is that the respondent is neither receiving the document, nor admitting it for registration, without specifying any reason. This writ petition is filed seeking appropriate directions to the respondent, in this regard.

Heard the learned counsel for the petitioner and the learned Government Pleader for Revenue.

While the Stamp Act stipulates the amount of stamp duty payable on a document, the Registration Act prescribes the procedure to be followed, while admitting a document into registration. The Registering Authority is not expected to adjudicate upon the title, in relation to the property covered by the document. Recently, the Registration Act has been amended by including Section 22-A. The circumstances, under which the Registering Authority can refuse registration, are mentioned in Clauses (a) to (e) of sub-section (1). Unless and until the property of the petitioner covered by the document falls into any of those categories,
the respondent cannot refuse registration. In case, he finds that the document cannot be registered, for any reasons, he is under obligation to communicate the same to the petitioner within a reasonable time.

Hence, the writ petition is disposed of, directing the respondent to receive and process the document presented by the petitioner, in accordance with the provisions of the Stamp Act and the Registration Act, as amended through Act 19 of 2007,
and take necessary steps within a period of one week from the date of receipt of the document. In case the document cannot be registered, he shall communicate the reasons in writing, within that period.

There shall be no order as to costs.

L. NARASIMHA REDDY, J

Dt.05-07-2007

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